

## **APPENDIX D**

### **Requested Response Letters**

March 23, 2009

DRG Architects  
PO Box 175  
McAllister MT 59740

RE: STONE RIDGE CLUB, MADISON CO. SHPO Project #: 2009032301

To Whom It May Concern:

I have conducted a cultural resource file search for the above-cited project located in Sections 26, 35, T4S R2W. According to our records there have been no previously recorded sites within the designated search locales. The absence of cultural properties in the area does not mean that they do not exist but rather may reflect the absence of any previous cultural resource inventory in the area, as our records indicated none.

Based on the lack of previous inventory and the ground disturbance required by this undertaking we feel that this project has the potential to impact cultural properties. We, therefore, recommend that a cultural resource inventory be conducted in order to determine whether or not sites exist and if they will be impacted.

If you have any further questions or comments you may contact me at (406) 444-7767 or by e-mail at [dmurdo@mt.gov](mailto:dmurdo@mt.gov). Thank you for consulting with us.

Sincerely,



Damon Murdo  
Cultural Records Manager  
State Historic Preservation Office

cc: Madison County Planning Office

File: LOCAL/SUBDIVISIONS/2009

225 North Roberts Street  
P.O. Box 201201  
Helena, MT 59620-1201  
(406) 444-2694  
(406) 444-2696 FAX  
[montanahistoricalsociety.org](http://montanahistoricalsociety.org)



DRG Architects, P.C.  
P.O. Box 175  
McAllister, MT 59740

07 April 09

RE: Stone Ridge Club

Dear Sir Madam,

In response to your application, the Director of Emergency Management with the cooperation of Madison Valley Rural Fire Chief, Shawn Christensen, has made a public safety assessment of the property you are considering for application as a subdivision under the name of Stone Ridge Club.

The attached report shows that there are several concerns listed on the attached pre-app review that need to be addressed concerning Access, Water Supply, signage and construction standards (National Fire Protection Agency publication 1144, chapter 8 "Building Design, Location, and construction").

The Subdivision is located 5 miles West of Hwy 287 & McAllister, therefore the fire and emergency services will be provided by the Station #1 of the MVRFD. It is estimated that the response time for the fire department would be 20-25 minutes, Emergency medical 20-25 minutes and Law enforcement 20-30 minutes.

For access, it is recommended that all bridges be of 30 ton capacity and marked as such and at a minimum 14 feet wide, 16 feet preferred. It is also suggested that the cul-de-sac's have a 100 foot diameter for easy turnaround of emergency vehicles.

Concerning water supply, to address the situation, MVRFD Fire Chief Christensen requests that a dry hydrant be installed at the pond by the Tennis Court and a hard surface pad for the water loading area to accommodate for the heavy equipment used for fire fighting.

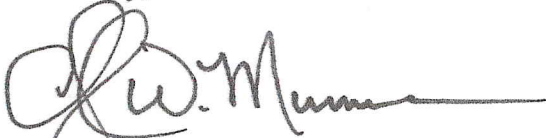
All signs are requested to have reflective letters for easy identification at night, including the 30 ton capacity for your bridges.

P.O. Box 278  
Virginia City, MT 59755  
406-843-4253/ Fax: 406-843-5268  
homesec@3rivers.net

To aid in mitigating the impact of fire, it is recommended that defensible space (as listed in the Madison County proposed guidelines for defensible space) be used along with fire resistant construction materials outlined in (NFPA standard 1144, chapter 8) and structural sprinklers (NFPA standard 1142, annex F) in designing the pre-plat application.

These observations are recommendations designed to facilitate an adequate level of safety for the development itself, as well as, to mitigate its overall impact on provisions for public safety in the subdivision, surrounding neighborhood and county as a whole. Decisions as to requirements for public safety and other matters are the prerogative of the Planning Board and, ultimately, the Board of Commissioners.

Sincerely,

A handwritten signature in black ink, appearing to read "C. W. Mumme", with a long horizontal line extending to the right.

Christopher W. Mumme  
Director, Emergency Management  
Madison County



# MADISON COUNTY SUBDIVISION REVIEW

**Applicant:** Stone Ridge Club

**Location:** 5 miles west of McAlister Site Visit

**Date:** 04/03/09

**Fire District or Service**

**Area:** MVRFD

**Public Hearing/Meeting Date:** \_\_\_\_\_

**Estimated Response Times:** Fire 20-25 min LE 20-30 min

EMS 20-25 min.

## **Emergency Planning**

### **Access**

1. Road construction standards- yes
2. Slopes & turns – yes
3. Bridges & culverts – yes, 30 ton bridge capacity, & 14 min. width
4. Turnouts & turnarounds-need 100 ft diameter minimum
5. Two way accessibility- yes
6. Loop access for major subdivisions-yes
7. Response access provisions-yes

### **Water Supply**

1. Adequate supply-yes, pond by tennis court, need dry hydrant & pad
2. Rights to water supply-yes
3. Location of supply-pond
3. Structural sprinkler systems-no, suggestion
4. Back up power for pressure systems.-no

### **Maps and Signage**

1. Street signs-
2. Address signs-
3. Subdivision sign- \*all okay, request reflective numbers for easy ID
4. Map(s)-yes
5. Streetlights-no

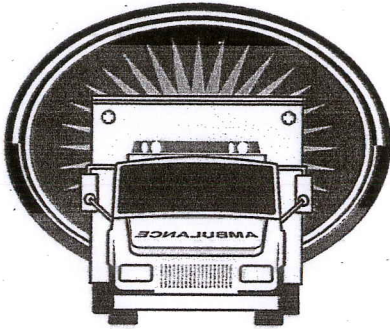
### **Landscaping/Defensible Space**

1. In the Wildland/Urban interface?- yes
2. Fuel breaks/greenbelts- yes
3. Provision for individual defensible space-yes

### **Construction Standards**

1. Roofs-no, NFPA recommendations
2. Exterior walls-no,"

**Risk Mitigation Coordinator:...**Christopher W. Mumme, Director, Emergency Management



**ENNIS VOLUNTEER AMBULANCE  
SERVICE**  
"CARING FOR OUR NEIGHBORS"

328 W. Main Street  
P.O. Box 147  
Ennis, Mt. 59729

Phone: 406-682-4287  
Fax: 406-682-5011  
Emergency: 911

March 24, 2009

DRG Architects, P.C.  
PO Box 175  
McAllister, Mt. 59740

Re: Stone Ridge Club

Dear Mr. David Grigsby,

This Letter is an explanation of Ennis Ambulance Service (hereinafter referred to as EAS) and an outline of various concerns and recommendations.

EAS is a nonprofit entity of the Town of Ennis, EAS is self-supporting as we do not receive tax moneys from any source. We have a paid manager, with all other personnel being volunteers.

EAS is licensed by the State of Montana as a Basic Life Support Ambulance Service. We have two ambulances and they are stationed at the Ennis Town Hall.

Response time is dependent on several factors, including, but not limited to the distance from the scene, weather, road conditions, and volunteer availability.

The response area of EAS runs from the top of the Virginia City Hill (western boundary), to the Idaho State line (southern boundary), to the Gallatin County line (eastern boundary), to North of Harrison (northern boundary). We cover the entire eastern half of Madison County.

EAS recommends the following for any and all construction in our service area.

1. All residences should be clearly marked for identification purposes. We recommend erecting sign posts which give the name of the road and are easily identified from a distance of 100 yards.
2. Careful consideration should be given to the access areas for each home. Without adequate access an ambulance may not be able to reach a residence, thus delaying or even preventing help from arriving.
3. We encourage cooperation with the 911 system through Madison County Sheriff's Office in Virginia City. If you move to a different location or have changes to the access to your property, make this information available to the Madison County GIS Department @ 406-843-4298. We depend on the information given to the dispatcher in a 911 call.
4. Existing roadways may be a problem for our ambulances. EAS does not have a four wheel drive ambulance, thus roads that are too steep or poorly maintained may prevent or delay our response.
5. We will not and cannot be responsible for carrying keys to gates. We do have bolt cutters in the event that we need to gain access through a locked gate. EAS will not be responsible for the repair or replacement of any lock and/or fence that we have to cut to gain access. Please, try to have all gates unlocked for us in advance.



6. EAS makes every possible effort to respond to all calls as quickly as possible. However, due to the ever-increasing number of residences, the remoteness of some of these residences, and the distance we have to travel, it is becoming increasingly difficult for us to provide adequate ambulance coverage.

We cannot strategically place ambulances and personnel throughout our response area. Our budget does not allow us to purchase additional ambulances and equipment, nor do we have the manpower to staff them.

Ennis Ambulance Service will provide coverage for your subdivision, but we would appreciate your taking our concerns into consideration in planning your subdivision. We request that EAS be furnished with a copy of the approved final plat for our records.

If you have any questions or require additional information, please contact the undersigned at the letterhead address.

Sincerely,

*Susie Sprout*

Susie Sprout  
Manager, EAS

c: file



**OFFICE OF THE SHERIFF**

Madison County, Montana

P.O. Box 276

Virginia City, MT 59755

**David J. Schenk**  
Sheriff

**Roger Thompson**  
Undersheriff

March 24, 2009

DRG Architects, P.C.  
P.O. Box 175  
McAllister, MT 59740

RE: Proposed Stone Ridge Club Subdivision

Dear Mr. Grigsby:

I am in receipt of your letter regarding the proposed Stone Ridge Club subdivision located approximately 5 miles west of McAllister along South Meadow Creek Road.

As you know, more subdivisions are being created as Madison County continues to grow. Due to the increased demands on our officers, this certainly does have an impact on our ability to respond. Presently I feel we are able to provide you with adequate police services. Estimated response time from our office would be approximately 35-45 minutes.

However, the time is coming when this office will no longer be able to adequately meet the needs of our citizens and more manpower will be needed. If you have concerns or questions about this issue please feel free to contact me at 843-5301 or the Madison County Commissioners at 843-4277.

With respect,

  
David Schenk  
Sheriff



# **Montana Fish, Wildlife & Parks**

1400 South 19<sup>th</sup> Ave  
Bozeman, MT 59718  
April 14, 2009

Mr. David Grigsby, AIA  
DRG Architects, PC  
P.O. Box 175  
McAllister, MT 59740

Dear Mr. Grigsby,

Today we reviewed a preliminary plat, vicinity map, and other materials concerning the proposed Stone Ridge Club Subdivision located near the Town of McAllister. We would like to provide a few comments to you as requested in your letter of March 19.

Based on the materials you have provided, our principle concern for impacts to fish at this time is generic to this type of development and its potential to harm local waterways. In general you should plan to avoid any activity (road building and associated infrastructure, house construction, utility placement) near surface waters that might destabilize existing channel configurations. You will want to avoid disturbing riparian or wetland vegetation. And you will want to avoid situations that might deliver pollutants to surface waters, as can happen for example when paved surfaces concentrate oil or other petroleum products that can be washed into channels by rain or snowmelt. Drainage within the subdivision is a critical consideration to avoid increasing sediment or other contaminants that might be delivered to local waterways.

We see that South Meadow Creek runs along the southern edge of the subdivision. We are glad to see that two bridges are currently in place to service the subdivision. Bridges that fully span the creek bottom at road crossings allow natural stream functions to occur and also allow a host of animal species to utilize the stream corridor in a natural manner. Culverts can cause a number of problems that bridges avoid.

Your proposed fencing of the stream is a good idea, but we are concerned that the 20 ft. buffer strip between the stream and the proposed streamside trail is a bit narrow. We would recommend a minimum of a 35 ft. setback from stream edge to any development. Regardless, the fence should at the least exclude existing riparian vegetation from the proposed horse pasture.

We are also concerned about possible runoff of waste, nutrients and/or sediment from the adjacent horse pasture into the stream. Drainage should be engineered so that runoff is excluded from the stream independent of future management actions.

Another concern of ours is to prevent localized stream disturbances during construction. We anticipate that your construction plans will include actions to reduce or mitigate sediment delivery, and to prevent discharges of petroleum products or other harmful



substances to lands capable of delivering these substances to nearby waterways. An important project goal should be to ensure that the completed subdivision poses no direct or persistent environmental threat to the local watershed.

The property encompasses important pronghorn winter and spring range. Pronghorn migratory routes include this property. Pronghorn are susceptible to disturbance, and MFWP desires to protect their migratory routes. The Madison Valley pronghorn population is thought to be one of the largest migratory herds, and the herd is thought to have a migratory path nearly as long as documented in the Green River, Wyoming. Thus, it is important to include measures to mitigate impacts to pronghorn.

We recommend that the perimeter fencing around the property at minimum should meet pronghorn -friendly fencing guidelines (J. Kie et al., 1996 *in* Bookhout, T. A., ed., Research and Management Techniques for Wildlife and Habitats, pages 680-683). These guidelines are available upon request.

We look forward to hearing how your project plans develop. Please contact us with any questions.

Sincerely,



Julie A. Cunningham  
Madison/Gallatin Wildlife Biologist  
406-994-6341  
jcunningham@mt.gov



Michael W. Vaughn  
Madison/Gallatin Fisheries Biologist  
406-994-6938  
mvaughn@mt.gov

C: Pat Flowers, FWP Region Three Supervisor  
Bruce Rich, FWP Region Three Fisheries Manager  
Kurt Alt, FWP Region Three Wildlife Manager

**Montana Department  
of  
Fish, Wildlife & Parks**



3413 Highway 287  
Sheridan, MT 59749

November 14, 2008

Dave Grigsby  
DRG Architects  
Box 1335  
Ennis, MT 59729

Dear Dave:

Thank you for taking the time last month to show me your tentative Stone Ridge Club subdivision plans, for engaging in a productive discussion about the subdivision and for requesting comment.

The area in and around the subdivision serves as year round range for mule deer and whitetail deer, primarily. Pronghorn may use the area as do many small game and nongame species, upland bird species such as Hungarian partridge and potentially sage grouse, and some waterfowl and raptor species. The area also serves as seasonal range for elk. The wildlife use of primary concern is year round range and a movement corridor for the ungulates mentioned above, primarily mule deer and elk.

This subdivision is likely to have some influence on the use of the area by the above species. However, the impacts will be less than otherwise, given those that have already occurred from the development that currently exists in the area. The most notable effect is likely to be the influence on movement of elk through the area in a north/south direction to and from winter range. This is due to winter being the most critical period for wildlife use in an area. Winter is the time when wildlife is most stressed. Impacts on movement corridors or loss of use of these corridors can affect individual and herd health.

I would like to take this opportunity to reiterate what we discussed in the field on October 28. Keeping development as far as possible from the northern portion of the subdivision would help reduce the influence of the subdivision on elk and mule deer movement through the area. A less favorable, but perhaps workable alternative would be to keep some form of the open space you tentatively proposed with a continuation of that open space toward the northwest corner.

In addition, restricting fencing of lots to the immediate yard for each home would help reduce the influence on ungulate movement through the area.

On a general note, subdivisions are a serious threat to wildlife habitat, wildlife movement, and wildlife populations in this and other areas of southwest Montana. A variety of measures can be taken to reduce the consequences of subdivisions and where development is approved. Among them are the following recommendations.



Wildlife movement corridors should be aggressively protected by providing open space and permeable developments, and by encouraging healthy wildlife populations and habitat on adjacent public lands.

We recommend that certain domestic animals be prohibited from this area so as not to attract wild predators that ultimately result in the "dispatch" of wildlife at the behest of the landowner who claims protection of private property. These include but are not limited to chickens, goats, sheep, pigs, geese, and rabbits. Even horses, dogs, and cats become a temptation and sometimes prey for bears, mountain lions, coyotes, owls, and smaller predators such as weasels and skunks. Trash can be a serious attractant for bears and the developer should implement an effective bear-proof procedure for storing and disposal of trash.

Gardens, conifer and fruit trees, and shrubbery become sources of conflict as wildlife are attracted to and consume these domestic/exotic plants. Gardens are the focal point for spring-summer deer grazing and a yearlong food source for rabbits and rodents of all kinds: shrews, pocket gophers, mice, ground squirrels, chipmunks, and tree squirrels. Decorative shrubs and trees are a regular source of problems. Since such flora is generally not native to the site, it is specifically prone to depredation by wildlife, which finds exotics particularly palatable. We recommend strong language to discourage use of exotic plants that will attract wildlife. Marauding domestic dogs are a plague to wildlife. Dogs and cats should not be allowed to roam. A county ordinance to restrict roaming dogs should be ardently pursued and implemented, particularly in new subdivisions.

I offer the following specific recommendations, outside of big game winter range, to provide some mitigation to the impacts of new subdivisions.

### **GENERAL SUBDIVISION RECOMMENDATIONS**

An open space set-aside corridor of at least 100 yards wide is recommended along likely movement corridors to readily allow wildlife movement; connected access to open space through subdivisions is important. Clustering of houses is strongly encouraged, and fences discouraged. In summary, we recommend:

- Restrictive covenants to minimize conflicts with wildlife, and to maintain the natural settings and habitats.
- Do not allow dogs and cats to roam. Pets should be penned or on a tether.
- Pets should be fed indoors, and kept indoors at night.
- Domestic agricultural animals such as chickens, goats, sheep and pigs should not be allowed.
- The developer should provide wildlife-proof storage and disposal facilities for garbage.

Dave Grigsby  
November 14, 2008  
Page 3

- Household trash should be stored indoors and disposed of frequently. If trash is stored outside, even in sanitary, closed containers, it attracts wildlife, particularly bears.
- Non-native plants are particularly prone to wildlife use and losses should be expected if they are used in landscaping. To avoid conflicts with wildlife, contact the county extension office for information on how to landscape with native species.
- Fences should not be erected in order to allow passage of wildlife through the area. Encourage native vegetation, especially shrubs, in place of fencing.
- Cluster development with abundant open space is far superior to dense-pack housing spread over a large area.
- Bird feeders are an attractant to far more wildlife than birds, and become death traps for birds when domestic cats and wild animals are able to gain access to them or spilled birdseed. The developer should discourage use of bird feeders.
- Gardens will be a continual source of aggravation to homeowners as wildlife dines upon the produce, to which no recourse can be provided. Owners must either learn to share or "net" the garden, but subterranean creatures are some of the most voracious, and repelling them is nearly impossible. New homeowners need to realize that they have usurped someone else's natural home.

We appreciate efforts to incorporate measures to reduce impacts upon wildlife and human wildlife conflict. If you have any questions or concerns about my comments, feel free to contact me. Thank you for the opportunity to comment.

Sincerely,

*/s/ Robert D. Brannon*

Robert D. Brannon  
Wildlife Biologist

c: Madison County Planning Office







Species of Concern Report  
**4 Species found with the following criteria:**

Township = 4 S Range = 2 W

Report Date: 9/10/2009 4:27:48 PM

Report Date: 3/16/2023 4:27:43 PM

Mammals							
Name	Family	Nature Serve	<a href="#">GLOBAL Rank</a>	<a href="#">STATE Rank</a>	<a href="#">USFWS</a>	<a href="#">USFS</a>	<a href="#">BLM</a>
Gray Wolf ( <a href="#">Canis lupus</a> )	Wolves / Coyotes / Foxes (Canidae)		G4	S3	DM	SENSITIVE	SENSITIVE
	County: Beaverhead, Big Horn, Carbon, Carter, Cascade, Custer, Dawson, Fergus, Flathead, Gallatin, Garfield, Glacier, Granite, Jefferson, Judith Basin, Lake, Lewis and Clark, Lincoln, Madison, Meagher, Mineral, Missoula, Musselshell, Park, Petroleum, Phillips, Powder River, Powell, Ravalli, Roosevelt, Rosebud, Sanders, Silver Bow, Stillwater, Sweet Grass, Teton, Toole, Valley, Yellowstone						
Wolverine ( <a href="#">Gulo gulo</a> )	Weasels (Mustelidae)		G4	S3		SENSITIVE	SENSITIVE
	County: Beaverhead, Blaine, Broadwater, Carbon, Cascade, Dawson, Deer Lodge, Flathead, Gallatin, Glacier, Granite, Hill, Jefferson, Judith Basin, Lake, Lewis and Clark, Lincoln, Madison, Meagher, Mineral, Missoula, Park, Pondera, Powell, Ravalli, Sanders, Sheridan, Silver Bow, Teton, Wheatland						
Birds							
Name	Family	Nature Serve	<a href="#">GLOBAL Rank</a>	<a href="#">STATE Rank</a>	<a href="#">USFWS</a>	<a href="#">USFS</a>	<a href="#">BLM</a>
Flammulated Owl ( <a href="#">Otus flammeolus</a> )	Owls (Strigidae)		G4	S3B		SENSITIVE	SENSITIVE
	County: Beaverhead, Broadwater, Flathead, Gallatin, Granite, Jefferson, Lake, Lewis and Clark, Lincoln, Madison, Mineral, Missoula, Park, Powell, Ravalli, Sanders						
Brewer's Sparrow ( <a href="#">Spizella breweri</a> )	Sparrows (Emberizidae)		G5	S3B			SENSITIVE
	County: Beaverhead, Big Horn, Blaine, Broadwater, Carbon, Carter, Cascade, Chouteau, Custer, Daniels, Dawson, Deer Lodge, Fallon, Fergus, Flathead, Gallatin, Garfield, Glacier, Golden Valley, Granite, Hill, Jefferson, Lake, Lewis and Clark, Liberty, Lincoln, Madison, McCone, Meagher, Missoula, Musselshell, Park, Petroleum, Phillips, Powder River, Powell, Prairie, Ravalli, Richland, Roosevelt, Rosebud, Sanders, Sheridan, Silver Bow, Stillwater, Sweet Grass, Teton, Toole, Valley, Wheatland, Wibaux, Yellowstone						

# **Madison County Weed Board**

***P.O. Box 278\*Virginia City, Montana 59755\*(406)843-5594\*(406)843-5252 fax***

***March 26, 2009***

***David Grigsby, AIA  
DRG Architects, PC  
P.O. Box 175  
McAllister, MT. 59740***

***Re: Proposed Stone Ridge Club Major Subdivision***

***Dear David,***

***Please find enclosed a Subdivision Weed Management Plan. The Madison County Weed Board requires that new Subdivisions submit a completed plan for review. The Board also requires an onsite inspection of the proposed site. This is to ensure that the District may help with recommendations that may not be outlined in the Subdivision Weed Management Plan. Keep in mind when completing the Weed Management Plan that it is important to include a revegetation component to address management strategies for disturbances caused by road constructions within the project. Please complete and submit the plan at your earliest convenience. After the plan is received you will need to set up a time for an inspection of the proposed project. After an inspection is completed the Weed Board will review the Plan at the next regular scheduled meeting. If you would like help in developing a weed management plan or have any questions, please feel free to call me at (406)843-5594.***

***Sincerely,***

  
***Margie N. Edsall, Coordinator  
Madison County Weed Board***





Natural Resources Conservation Service  
Sheridan Field Office  
402 S. Main Street  
PO Box 295  
Sheridan, MT 59748



Madison County Planning Office  
C/o Jim Jarvis  
Virginia City, MT, 59755

Dear Jim,

March 26, 2009

I am writing regarding the Stone Ridge subdivision application packet that I recently received in the mail. My main concerns with this proposal involve the horse pasture that is planned at 13.8 acres. I am under the impression that this acreage is going to be irrigated. I would recommend a planned grazing system for livestock using this pasture that maintains current plant species and vigor. If a grazing system is not agreed upon that meets the needs of the plants the pasture will be reduced to annual or noxious weeds. My second concern with the horse pasture is its location to South Meadow Creek. If a grazing system in the pasture is not adhered to and it is reduced to bare ground, due to its location to the creek it could be considered an Animal Feeding Operation/Confined Animal Feeding Operation (AFO/CAFO) as defined by Montana Department of Environmental Quality. If a grazing system that meets the need of the current vegetation is not agreed upon, I would recommend a 100 foot filter strip between the horse pasture and South Meadow Creek.

Thanks for allowing me to comment. If you have any further questions or comments regarding my concerns please give me a call.

Marni Thompson  
District Conservationist

*Helping People Help the Land*

An Equal Opportunity Provider and Employer

**Staff**

---

**From:** "Dave Grigsby" <dave@drgarchitect.com>  
**To:** "Staff" <staff@drgarchitect.com>  
**Sent:** Thursday, August 06, 2009 2:04 PM  
**Subject:** Fw: Stone Ridge Club

----- Original Message -----

**From:** Bob Brannon  
**To:** 'Dave Grigsby'  
**Sent:** Thursday, April 16, 2009 2:31 PM  
**Subject:** RE: Stone Ridge Club

Hello Dave,

Thank you very much for getting this to me. I would say that layout is very much in line with what we discussed and what I was thinking. I hesitate to say, but should this be proposed and approved as is, you have done more to accommodate our concerns in this subdivision than for any other subdivision with which I have been involved. That is unfortunate because there have been so many subdivisions and so many of those that have been important to wildlife, yet modified for wildlife very little.

Thank you again.  
Bob

**From:** Dave Grigsby [mailto:dave@drgarchitect.com]  
**Sent:** Thursday, April 16, 2009 12:34 PM  
**To:** bbrannon@mt.gov  
**Subject:** Re: Stone Ridge Club

Bob,  
This is our latest site layout (attached pdf file). We are still fine-tuning it, so there may yet be some changes. But we've basically removed several homes and relocated some below. I think its more in line with what you were thinking.  
Thanks,  
Dave

----- Original Message -----

**From:** Bob Brannon  
**To:** 'Dave Grigsby'  
**Sent:** Thursday, April 16, 2009 12:08 PM  
**Subject:** RE: Stone Ridge Club

Hello Dave,

Yes, I am able to read PDF files, so that should be no problem. Thanks for your efforts and I look forward to seeing what you have done.

Respectfully,  
Bob

8/6/2009

**Brendan Henry**

---

**From:** Bailey, Jennifer [JBailey2@mt.gov]

**nt:** Friday, June 12, 2009 11:35 AM

**to:** bhenry@chengineers.com

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The 2008 value of a 10.13 AC piece of land in the Sec 26 T4S R2W is valued at 17,226. The values could be different because we are in the middle of a reappraisal year. If you have any more questions, please do not hesitate to call me at 406-843-5335.

Jennifer Bailey  
Property Valuation Specialist  
Madison County Department of Revenue

6/12/2009

**Brendan Henry**

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**From:** Hart, Jim [JHart@madison.mt.gov]  
**nt:** Tuesday, August 25, 2009 9:38 AM  
**to:** 'bhenry@chengineers.com'  
**Subject:** S Meadow Ck traffic count

Brendan:

The road crew had a counter at the beginning of South Meadow Creek for the last week (about 6 1/2 days—, August 18 thru August 24). The count was 1700 cars. They plan to put it on N. Meadow Ck for about the same length of time, just to make a comparison. Let me know if I can help you in any other way.

Jim Hart  
Board of Commissioners  
Madison County

8/31/2009